

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

987,300 /

987,300

USE VALUE:

987,300 /

987,300

ASSESSED:

987,300 /

987,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	KNIGHT TIMOTHY
Owner 2:	KNIGHT NANCY GOLDSTEIN
Owner 3:	
Street 1:	26 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

PREVIOUS OWNER

Owner 1:	MICHAILOV - MOMCHIL V
Owner 2:	MICHAILOVA - EVA HELEN
Street 1:	26 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

NARRATIVE DESCRIPTION

This parcel contains .26 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1927, having primarily WOOD SHING Exterior and 2363 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		11325		SQUARE FE	PRIME SITE		0	9.98	5.24	R3									592,787						592,800	

Total AC/HA:	0.25999	Total SF/SM:	11325	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	592,787	SpI Credit	Total:	592,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.260	394,500		592,800	987,300
Total Card	0.260	394,500		592,800	987,300
Total Parcel	0.260	394,500		592,800	987,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	417.89	/Parcel:	417.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	348,200	0	.26	575,600	923,800		Year End Roll	12/2/2024
2024	101	FV	341,700	0	.26	564,300	906,000		Year end	11/9/2023
2023	101	FV	339,500	0	.26	519,700	859,200	859,200	Year end	11/3/2022
2022	101	FV	294,400	0	.26	469,800	764,200	764,200	Year End Roll	10/19/2021
2021	101	FV	282,200	0	.26	415,800	698,000	698,000	Year End Roll	10/15/2020
2020	101	FV	264,300	0	.26	415,800	680,100	680,100	Year End Roll	9/26/2019
2019	101	FV	266,600	0	.26	402,700	669,300	669,300	Create Final va	6/4/2019
2018	101	FV	266,600	0	.26	402,700	669,300	669,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICHAILOV,MOMCH	66285-208		10/27/2015		715,000	No	No		
BARNES MICHAEL	47786-437		7/11/2006		665,000	No	No		
WILSON ROBERT A	23349-571		6/25/1993		223,000	No	No		

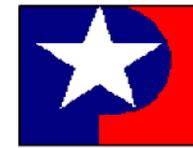
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/16/2022	R-22-0194	ROOF	16,650	C	11/21/2022			Strip & re-roof dw
11/6/2017	6907	FENCE	5,200	C				Replace existing f
11/12/2015	6285	MANUAL	23,252	C				Sheet metal work f
9/9/1994	563-94	ADDITION	16,000	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2016	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
4/10/1996	MEAS+INSPCTD	606	
7/11/1995	INSPECTED	600	
5/23/1994	FIELDREV CHG	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	118 13 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:44:02

LAST REV

Date	Time
04/26/23	11:38:23

blakeley
470

!470!

